

CITY OF CHATTANOOGA
Request for Proposals
For the Purchase and Re-Development of the
“Morrison Springs Apartments”
Located at 701 Morrison Springs Road
Submission Deadline: June 1, 2006

The City of Chattanooga is requesting proposals for the purchase and re-development of the Morrison Springs Apartments located at 701 Morrison Springs Road.

GENERAL INFORMATION

Morrison Springs Apartments is located in the Mountain Creek Area, with close proximity to Red Bank High School, within the city limits of Chattanooga, Tennessee. The property is identified as Tax Map # 108E-A-001.

CRITERIA

The City of Chattanooga will consider proposals on the basis of the following factors:

- 1) Proposed Re-Development of the property;
- 2) Purchase Price
- 3) Preference will be given to proposals that encompass a mixed income of residential. (Note: The United States Department of Housing and Urban Development has placed an affordability restriction on 23 units that will not expire until 2009. This restriction requires that a minimum of 23 units must be made available to the affordable housing sector).
- 4) Demonstration of compatible use to the neighborhood surrounding the property;
- 5) Demonstration of financial ability to successfully complete the project;

There will be a pre-bid conference for interested purchasers/developers on *May 18, 2006 @ 11:00 AM EST*. This meeting will take place at the Morrison Springs Apartments, 701 Morrison Springs Road,, Chattanooga, Tennessee 37415

REAL ESTATE PURCHASE AGREEMENT: A real estate purchase agreement, with specific terms, will be negotiated with the purchaser/developer selected.

REAL ESTATE COMMISSION:

The City of Chattanooga does not enter into exclusive listing agreements with licensed real estate broker/agents. In the event a prospective purchaser chooses to use a broker/agent, it shall be the purchaser's responsibility to pay any commissions or fees above and beyond the purchase price of the property.

SITE AND PROPERTY INFORMATION

Site Description: Identified as Tax Map Numbers 108E-A-001

Property parameters: The property consists of approximately 13.5 Acres +/- (subject to survey).

Zoning: Property is currently zoned R-3, Residential Zone, and R-1, Residential Zone, with conditions.

Current Context: There are Thirty-one (31) apartment structures located at the Morrison Springs Apartments site. Purchaser/Developer will be required to use his/her resources to remove and properly dispose of any unsuitable materials present at the site, prior to construction. Purchaser/Developer will also be responsible for any fill and resulting soil compaction studies that may be required prior to construction.

Utilities: It shall be the responsibility of the proposer and/or the purchaser/developer to determine whether the appropriate utilities are available to the site.

Storm Water Management: It shall be the responsibility of the proposer and/or the purchaser/developer to ascertain City regulations relative to storm water management issues for any proposed re-development of the buildings.

GENERAL TERMS & CONDITIONS

The property will be sold in an “as is” condition. It will be the responsibility of the proposer and/or purchaser/developer to determine the condition of the property for any proposed re-development.

Any re-development of the property must conform to all building requirements and/or ordinances as established by the applicable governmental entity including, but not limited to, the Chattanooga-Hamilton County Regional Planning Agency, City of Chattanooga, Air Pollution Control Bureau, and the Standard Building codes.

SELECTION PROCESS:

Representatives of the City of Chattanooga will review all written proposals and rank them based upon the Comparative Evaluation Criteria in order to select the best proposal for purchase and re-development of the property. Proposers may be asked to make oral presentations.

The City of Chattanooga reserves the right to withdraw the request for proposals or to reject any and all proposals for any reason. The City of Chattanooga does not

discriminate on the basis of race, color, or national origin and are in compliance with the guidelines of Title VI of the Civil Rights Act of 1964.

It is expressly understood that the receipt of any response to the Request for Proposals does not commit the City of Chattanooga to the sale of the property and that any proposal must be accepted by action taken by the Chattanooga City Council.

Once a proposal has been determined to comply with this request for proposals, discussions may be commenced with proposers to ascertain the proposal most advantageous to the City of Chattanooga.

All proposals will be submitted at the proposer's own cost and expense. The City of Chattanooga will have no financial obligations relative to the submission of any proposal.

Information regarding competitive proposals will be confidential until all proposals have been evaluated. Proposals may be public at such time recommendations are made by the Chattanooga City Mayor to the Chattanooga City Council.

MINIMUM PURCHASE PRICE:

The minimum purchase price for the property is \$3,200,000

PROPOSAL REQUIREMENTS

To be considered eligible for consideration, proposals must contain the following information (please provide 5 copies):

1. Cover letter describing the proposed project
2. Purchase Price of Land
3. Site plans and elevations for the re-development.
4. Preliminary budget
5. Purchaser/Developer's most recent annual Financial statement
6. Re-Development schedule (if any). (*Note:* The United States Department of Housing and Urban Development has placed an affordability restriction on 23 units that will not expire until 2009. This restriction requires that 23 units must be made available to the affordable housing sector).
7. Relevant references and experience

Submission Date/Deadline: Proposals must be submitted to the City of Chattanooga's Real Property Division, 100 East 11th Street, Suite 200, Chattanooga, TN 37402 on or before June 1, 2006 by 4:00 PM EST.

Questions relative to the Request for Proposals should be addressed to the Real Property Division, at the above address or call (423) 757.4931.

Hard copies of this Request for Proposals are available at:

Online at www.chattanooga.gov under the Finance Department / Real Estate's "What's New" Section

Or

City of Chattanooga
Real Property Division
100 East 11th Street
Suite 200
Chattanooga, Tennessee 37402

Office Hours:
8:00 AM – 4:30 PM (Monday thru Friday)